153.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,046,600 / 1,046,600
					USE VALUE:	1,046,600 / 1,046,600
					ASSESSED:	1,046,600 / 1,046,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		FAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHESCHAREG ROBERT A/JANE T
Owner 2:	
Owner 3:	
Street 1:	36 FAYETTE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LA FRANCE SUSAN L -
Owner 2:	-
Street 1:	36 FAYETTE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .156 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1936, having primarily Wood Shingle Exterior and 2124 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6816.000	546,300	700	499,600	1,046,600
Total Card	0.156	546,300	700	499,600	1,046,600
Total Parcel	0.156	546,300	700	499,600	1,046,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 492.75 /Parcel: 492.75

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 101696

GIS Ref

GIS Ref

Insp Date 04/26/18

!12010!

PREVIOUS ASSESSMENT

Parcel ID 153.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	546,300	700	6,816.	499,600	1,046,600		Year end	12/23/2021
2021	101	FV	531,900	700	6,816.	499,600	1,032,200		Year End Roll	12/10/2020
2020	101	FV	531,900	700	6,816.	499,600	1,032,200	1,032,200	Year End Roll	12/18/2019
2019	101	FV	386,000	700	6,816.	468,400	855,100	855,100	Year End Roll	1/3/2019
2018	101	FV	386,000	700	6,816.	387,200	773,900	773,900	Year End Roll	12/20/2017
2017	101	FV	386,000	700	6,816.	356,000	742,700	742,700	Year End Roll	1/3/2017
2016	101	FV	386,000	700	6,816.	324,700	711,400	711,400	Year End	1/4/2016
2015	101	FV	365,800	700	6,816.	318,500	685,000	685,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:40:00

LAST REV

Date	Time
05/14/18	09:57:02
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12010

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LA FRANCE SUSAN	40472-43		8/14/2003		660,000	No	No		
LA FRANCE SUSAN	40472-41		8/14/2003	Family	10	No	No		
LAFRANCE SUSAN/	26211-419		4/9/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2018	MEAS&NOTICE	BS	Barbara S
1/12/2009	Meas/Inspect	372	PATRIOT
2/24/2004	MLS	HC	Helen Chinal
1/31/2000	Inspected	276	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	272	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101696
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6816		Sq. Ft.	Site		0	80.	0.92	9									499,586						499,600	

Total AC/HA: 0.15647 | Total SF/SM: 6816 | Parcel LUC: 101 One Family | Prime NB Desc Brackett | Total: 499,586 | Spl Credit | Total: 499,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	3	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.17395210
Const Adj.:	0.99604803
Adj $ / SQ:	163.704
Other Features:	133800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	572665
Depreciation:	26343
Depreciated Total:	546322

COMMENTS

OF = BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

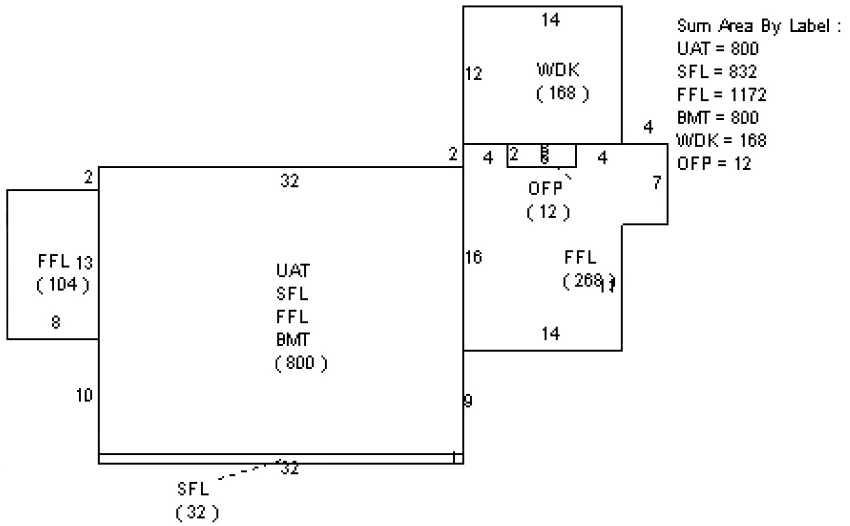
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	180.07
Special Features:	0	Val/Su Net:	171.58
Final Total:	546300	Val/Su SzAd	272.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,172	163.700	191,861
SFL	Second Floor	832	163.700	136,202
BMT	Basement	800	53.900	43,120
UAT	Upper Attic	200	65.480	13,096
WDK	Deck	168	11.910	2,000
OFP	Open Porch	12	43.830	526

Net Sketched Area:	3,184	Total:	386,805
Size Ad	2004	Gross Area	3784	FinArea	2124
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	6X19	A	AV	1990	7.75	T	23.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700

PARCEL ID

153.0-0003-0011.0

IMAGE

AssessPro Patriot Properties, Inc